

RESOLUTION NO. 200

A RESOLUTION ESTABLISHING GUIDELINES AND CRITERIA FOR THE SELECTION OF RESIDENTIAL LOT OWNERS IN THE VILLAGE SUBDIVISION BY THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF BETHEL.

WHEREAS, City Council of the City of Bethel has adopted Ordinance #59 and amendments thereto providing for the disposition of City owned real property or interest in real property; and

WHEREAS, the Planning Commission of the City of Bethel is responsible, by and through City Council, for the disposition of City owned real property or interest in real property located within the City's jurisdictional boundaries; and

WHEREAS, there is a need for land by the residents of the City of Bethel in order to construct single family or duplex housing units in accordance with State and City building, fire and sanitation codes; and

WHEREAS, an injunction has been brought against the City of Bethel for utilizing the guidelines set forth in Resolution No. 176 and Resolution No. 176 Modified.

NOW THEREFORE LET IT BE RESOLVED, that the City Council of the City of Bethel hereby authorizes the Planning Commission to use the following guidelines and criteria for the selection of residential lot owners in the Village Subdivision pursuant to the terms and conditions of Ordinance No. 59 and amendments thereto.

I. LOT ALLOCATION CRITERIA

1. There will be a ten dollar (\$10) application filing fee.
2. An applicant must be of voting age in the State of Alaska.

3. An applicant must be either a non-property owner in the City of Bethel, or a property owner in the flood plain in the City of Bethel, or residents/landowners in the river erosion area south of Mission Rd.
4. Only one application per "household unit" will be accepted. "Household unit" is defined as either single persons, married or unmarried couples, with or without children, who presently live together and who intend to use and occupy together a single lot in the Village Subdivision.
5. Persons awarded a lot in the Village Subdivision through previous selections, and their "household unit" (as above defined), will not be eligible to apply. This does not apply to the selections declared illegal by the Court under Resolution No. 176 and No. 176 Modification.
6. All applications shall be signed in the presence of a Notary Public.
7. After a thirty day (30) application period the selection of residential lot buyers shall be chosen by an open, public lottery system. A permanent roster of additional alternative names for future potential buyers will be maintained at the City Office in the event of any default.
8. The sale of all lots shall be subject to all restrictions included in the Statutory Warranty Deed and a Declaration of Restrictions for the Village Subdivision.

II. COST FOR EACH LOT

1. The cost per square foot shall be the Current Fair Market Appraised Value of thirty cents (30¢) per square foot.
2. Each cost per lot shall be computed according to the square footage involved.

III. Payment and Construction Schedule for Each Lot.

1. Each lot shall be paid in full by the end of one year from date of award of lot.
 - a. A non-refundable one-third (1/3) of the price of the lot must be paid within 30 days of award of lot.
 - b. An additional one-third (1/3) must be paid within six months from award of lot.
 - c. The remaining one-third (1/3) must be paid within one year from award of lot.
 - d. A default from the above payment schedule constitutes loss of the lot.
2. Two years after date of award the construction of a residential dwelling will be required in order to retain ownership of the lot.

City Council has the right of granting exceptions requested by the applicant for any particular lot within the City Sub-division, and shall allocate lots in accordance with the terms and conditions of this Resolution and Ordinance No. 59 and amendments thereto only.

Any previous Resolution or parts thereof which are in conflict with this Resolution are hereby repealed.

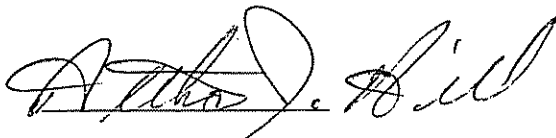
PASSED AND APPROVED THIS 22 DAY OF June,
1977.

APPROVED:



Mayor

ATTEST:



City Clerk